173.0	0004	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	483,800 / 483,800
					USE VALUE:	483,800 / 483,800
					ASSESSED:	483,800 / 483,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
72		PAUL REVERE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CASSELL TIMOTHY S
Owner 2:	
Owner 3:	
Street 1:	72 PAUL REVERE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1949, having primarily Wood Shingle Exterior and 720 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	114,700		369,100	483,800
Total Card	0.103	114,700		369,100	483,800
Total Parcel	0.103	114,700		369,100	483,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 671.94 | /Parcel: 671.94

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 115226

GIS Ref

GIS Ref

Insp Date 07/02/18

!13442!

PREVIOUS ASSESSMENT

Parcel ID: 173.0-0004-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	114,700	0	4,500.	369,100	483,800		Year end	12/23/2021
2021	101	FV	110,800	0	4,500.	369,100	479,900		Year End Roll	12/10/2020
2020	101	FV	110,800	0	4,500.	369,100	479,900	479,900	Year End Roll	12/18/2019
2019	101	FV	98,100	0	4,500.	363,800	461,900	461,900	Year End Roll	1/3/2019
2018	101	FV	98,100	0	4,500.	279,400	377,500	377,500	Year End Roll	12/20/2017
2017	101	FV	98,100	0	4,500.	263,600	361,700	361,700	Year End Roll	1/3/2017
2016	101	FV	98,100	0	4,500.	242,500	340,600	340,600	Year End	1/4/2016
2015	101	FV	97,600	0	4,500.	226,700	324,300	324,300	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 13442

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WILKIE ORMOND &	22160-540		6/26/1992		131,000	No	No	Y	

PRINT

Date	Time
12/30/21	17:04:33

LAST REV

Date	Time
07/31/18	12:02:54
mmcmakin	

USER DEFINED

Prior Id # 1:	115226
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/2/2018	MEAS&NOTICE	CC	Chris C
11/22/2008	Meas/Inspect	345	PATRIOT
10/17/2008	Measured	197	PATRIOT
3/4/2000	Inspected	197	PATRIOT
12/21/1999	Mailer Sent		
12/14/1999	Measured	263	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	70.	1.17	6			Topo	-5					369,074						369,100	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 369,074 | Spl Credit | Total: 369,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	133.637
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	166174
Depreciation:	51514
Depreciated Total:	114660

COMMENTS

EST BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	4	BRs:	2	Baths:	1	HB					

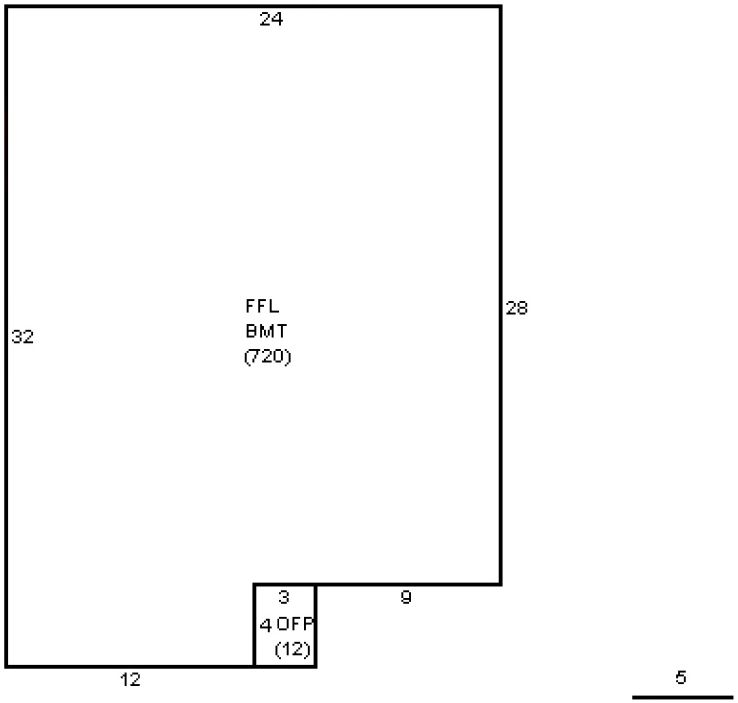
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	1
Totals			
1	4	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	133.64
Special Features:	0	Val/Su Net:	105.04
Final Total:	114700	Val/Su SzAd	159.31

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	720	133.640	96,218
BMT	Basement	360	40.090	14,433
OFP	Open Porch	12	43.560	523

Net Sketched Area:	1,092			Total:	111,174
Size Ad	720	Gross Area	1452	FinArea	720

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	50				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

173.0-0004-0014.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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